



Planning & Economic Development Department
100 Hughes Road
Madison, Alabama 35758

Planning Commission Staff Report

Date: July 21, 2022

Project: Putman's Industrial Park 6th Addition (Certified Plat 2022-012)

Applicant: J.M. Phillips Engineering, LLC

Property

Owner: Three Preet, Inc.

Location: 10311 County Line Road (Northeast corner of County Line Road and Production Avenue)

Request Summary

This is a request for a certified plat for one commercial lot on 2.69 acres.



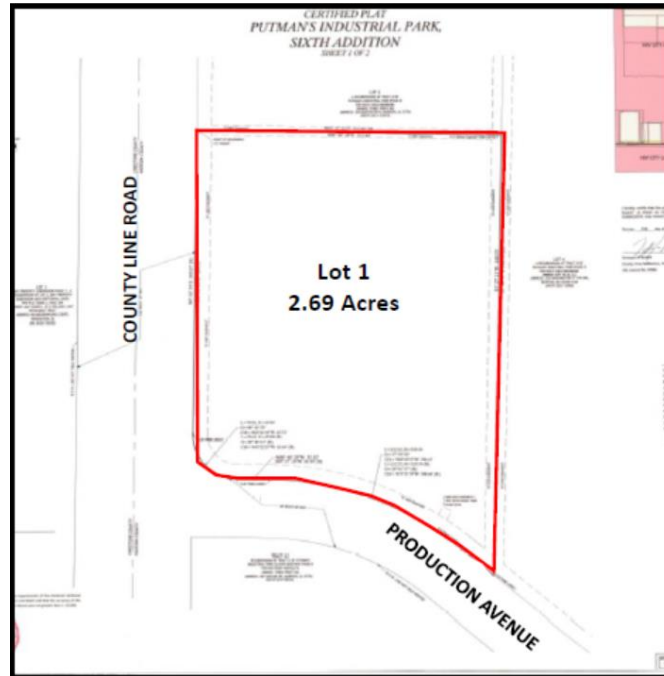
Recommendation

Motion to:

"Approve the Certified Plat for Putman's Industrial Park, 6th Addition (CP 2022-012) with contingencies."

Project Request

This is a Certified Plat to combine existing Lots 1 and 2 in the Putman's Industrial Park subdivision, resulting in a 2.69 acre Lot 1.



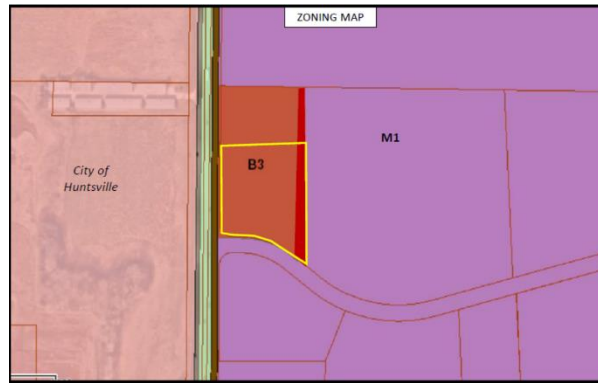
General Information

Background:

The applicant has submitted a Site Plan for a gas station and 12,517.5 square foot retail center in conjunction with the Certified Plat for consideration by the Planning Commission at the July meeting. See the staff report for that project for more details.

Future Land Use, Zoning, and Existing Land Uses:

TABLE 1 LAND USE AND ZONING INFORMATION			
Location	West Side Master Plan Vision Map	Zoning	Existing Land Use
Subject Site	CC (Convenience Commercial)	B3 (General Business District)	Undeveloped
North of Subject Property	CC	B3	Gas station and convenience
East of Subject Property	I (Industry)	M-1 (Restricted Industrial)	Distribution/ Shipping
South of Subject Property (Across Production Avenue)	I	M-1	Undeveloped
West of Subject Property (Across County Line Road)	City of Huntsville	City of Huntsville	Agriculture



Conformance with Long Range Plans:

1. Future Land Use Map. Not Applicable
2. West Side Master Plan
The West Side Master Plan designates the subject property Convenience Commercial. The project is consistent with this designation.
3. Growth Plan
The subject property is part of the County Line Road Key Development Area. There are no recommendations specific to the subject property. It does recommend a greenway running along County Line Road, which has been constructed.
4. Parks & Recreation Master Plan. Not Applicable

Zoning & Subdivision Compliance:

The proposed project complies with all applicable requirements in the Zoning Ordinance and Subdivision Regulations.

Technical Review Committee:

The subject request was reviewed by the Technical Review Committee. The Committee recommends approval of the application with the contingencies provided in Attachment No. 1.

Analysis

The proposed certified plat meets all applicable regulations, and the resulting commercial lot meets minimum size requirements. Staff recommends approval.

Attachments

1. Recommended Technical Review Committee Contingencies for Putman's Industrial Park, 6th Addition.
2. Certified Plat dated and received July 13, 2022
(If viewed electronically from a link on the published agenda, this attachment can be found by clicking on the title of the project name listed on the agenda)

Attachment No. 1

Recommended Technical Review Committee Contingencies
Putman's Industrial Park Certified Plat

Planning Department

1. Vacation of easement application must be approved before the recording of this plat.
2. Signatures:
 - a) Dedication
 - b) Notaries

Engineering Department

1. Provide a separate sheet showing all existing utilities and conditions.